

# **CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES**

**Date: Wednesday, August 19, 2009**

**Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall**

**Time: 9:00 AM**

**9:00 a.m.**

**Docket No. 09070003 TAC: ACES Power Marketing**

The applicant seeks TAC approval to construct a 2-story building addition with relocated parking. The site is located at 4140 W 99<sup>th</sup> St. and is zoned I-1/Industrial. Filed by Greg Snelling, LLC for Alliance for Cooperative Energy Service Power Marketing, LLC.

Greg Snelling with Snelling Engineering and Jim Fram with BDMD presented for the Petitioner. Greg stated that the overall project has been scaled back since the original plans were submitted-still working out final details. The building addition size will remain the same, the elevations will have little change, interior components of design will change. Office space will be on the second floor and the "uses" inside are being decreased which will allow for traffic demands to decrease. Therefore there is no longer a need to expand the parking area. They have heard from most of the City agencies. They are working with 3 outstanding items from Clay Twp. Regional Waste and one item from Dept. of Community Services regarding landscape plans and feel as though they can work through.

**Shirley Hunter-Duke Energy**

-Not in Duke Energy's service territory, No comments

**Greg Hoyes - Hamilton County Surveyor's Office**

-Sent comment letter, No additional comments

-Scale back will not change drainage items

-Mr. Thompson with Surveyor's Office is not ok with the Phase 2 Erosion Control Plan and issues are being worked out at this time

**Nick Redden- Engineering**

-Outside of jurisdiction area, No comments

**Ryan Hartman-Clay Township Regional Waste**

-Sent comment letter, No additional comments

-Will review revised plans and send any additional comments at that time

**Trudy Weddington-DOCS-Building and Code Services**

-Once Infrastructure items are settled, can start building permit process

**Scott Brewer-Urban Forestry**

-Spoke with Catherine Clark and Greg Snelling prior

-Will review revised plans and send any additional comments at that time

-Asked if some of small islands are being eliminated or expanded

-Greg stated some trees that were noted as being removed or relocated will now remain. Feel will be some new trees and islands will be similar to what is already shown. Some of the islands will be located by a lot more green area rather than in the asphalt as previous plans showed

-Scott sent comments regarding structure soil and where it should or should not go, will depend on revised plans and can work together on looking at different options that could be less expensive

**David Littlejohn-DOCS**

-Sent comment letter, No additional comments

**Angie Conn-DOCS**

- Need to submit revised plans to committee

**END**

**9:10 a.m.**

**Docket No. 09070011 SP: Lakeland Subdivision**

The applicant seeks secondary plat approval for 2 lots on 10 acres. The site is located at 12650 Clay Center Rd. and is zoned S-1/Residence. Filed by Mike DeBoy of DeBoy Land Development Services for Christian Browning.

Colin Paterson with DeBoy Land Development presented for the Petitioner seeking approval for 2 lots one lot will be 2.5 acres on East side of property. Infrastructure on both lots. Access to the 2.5 acre lot will be from Chyverton Circle. Access for east lot will be off of Clay Center with emergency access to Chyverton Circle.

**Shirley Hunter-Duke Energy**

- Does not have copy of plans for this project
- Referring to Stephen Vollmer-Engineer at Duke (passed out contact info.)
- Both houses being built simultaneously?
  - 2.5 acre lot (smaller lot) being closed on soon, but not sure which home being stated
- Requested egress and degress easement with dedicated utility easement during Primary Plat approval
- Closest electrical facility is located on Clay Center Road
  - May have an issue with getting power to site. Suggestion was made to tap into service that feeds from subdivision south of this area.
- Need to submit Auto CAD site plan and service request to Steve so they can start process on how to determine how to get power to that location

**Greg Hoyes - Hamilton County Surveyor's Office**

- Will check with City of Carmel regarding drainage concerns
- Petitioner to regulate the section of Elliott Creek
- Easement adjustments to be made on final plat

**Nick Redden- Engineering**

- Provided comment letter at Primary Plot Phase-most concerns stays in effect
- No further comments at this time
- Will address any issues during construction plan phase

**Scott Brewer-Urban Forestry**

- Waiting on Construction and Landscape Plans
- Last plan revision regarding the tree preservation on Landscape Plans dated March 16, 2009 needs to also be listed on Secondary Plot Landscape Plans (Landscape Buffer on west side is missing/not marked)

**Ryan Hartman-Clay Township Regional Waste**

- Sent email with comments on August 10, 2009
- Extension of 10 Ft. sanitary sewer easement to Lot 1 property line

**David Littlejohn-DOCS-Building and Code Services**

- Sent comment letter, No further comments at this time
- Multi-Use Path Construction agreed upon at Plan Commission
  - Colin asked if the "value" of the remaining 50 feet of the path that was to be constructed within Right of Way up to the flood way can be compensated back to the City of Carmel rather than finishing the path.
  - Petitioner is still finalizing
  - Referred to Engineering to approve and determine value amount

**Angie Conn-DOCS**

-Waiting on full set of Construction and Landscaping Plans

**END**